



Wykeham Avenue, Hornchurch, RM11

£950,000

Bedrooms: 3 | Bathrooms: 3 | Receptions: 3

Beautifully presented throughout and offering approximately 2,178 sq. ft. of spacious living accommodation is this imposing three-bedroom detached house. Situated along the sought-after Wykeham Avenue in Hornchurch, just 0.3 miles from Emerson Park Station, the property has been thoughtfully extended across three floors and further benefits from two generous reception rooms, an impressive kitchen/dining room, three bathrooms, spacious loft room, a detached outbuilding, garage with electric roller door and a beautifully maintained rear garden.

Upon entering the home, you are welcomed by an enclosed porch with handy storage cupboards then an impressive entrance hallway, measuring 12'1" x 10'1". Generous in size and tastefully decorated, the hallway features stairs rising to the first floor and provides access to the principal ground-floor rooms.

Positioned at the front of the property, the main reception room measures 15'1" x 12'0" and draws an abundance of natural light from the large bay window. Beautifully presented, this charming room retains a wealth of character, including decorative cornicing and an attractive feature fireplace, creating a warm and inviting space in which to relax.

The second reception room measures 13'10" x 12'0" and offers excellent versatility for modern family living. Currently arranged as a comfortable sitting room, the space benefits from underfloor heating and features an extensive range of bespoke fitted shelving and storage. Glazed double doors provide a seamless connection to the impressive kitchen/dining room beyond.

Undoubtedly forming the heart of the home is the impressive kitchen/dining room, measuring 24'4" x 14'0". The contemporary kitchen is fitted with a comprehensive range of gloss units, ample quartz worktop space, underfloor heating and an American fridge / freezer. The generous proportions provide plenty of space for a substantial dining table, making this an ideal setting for both everyday family life and entertaining.

Three large rooflights, together with windows and French doors overlooking the garden, flood the room with natural light. Perfectly suited to everyday family living and entertaining, the French doors open directly onto the rear garden, allowing the internal and external spaces to flow effortlessly during the warmer months.

Located alongside the kitchen is a substantial utility room, measuring 12'0" x 10'2". Offering an excellent amount of additional storage and workspace, the room provides space for laundry appliances and incorporates a useful shower area.

A separate ground-floor W/C completes the accommodation on this level.

Heading upstairs, the first floor comprises three well-proportioned bedrooms. The largest bedroom is positioned at the front of the home and measures 15'4" x 12'0". Drawing natural light from the large bay window, this attractive double bedroom is beautifully presented and features a decorative fireplace. The two remaining bedrooms on this floor measure 12'8" x 10'2" and 12'0" x 10'0" respectively. Both provide comfortable accommodation, with the larger of the two benefiting from extensive fitted wardrobes whilst the third bedroom benefits from an en-suite shower room.

Serving the bedrooms is a superb family bathroom, finished with marble-effect tiling





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Serving the bedrooms is a superb family bathroom, finished with marble-effect tiling and comprising a freestanding bath, separate shower enclosure and twin wash basins.

The second floor has been thoughtfully converted to create a generous loft room, measuring 12'8" x 11'0". Bright and spacious, the room benefits from roof windows, fitted eaves storage and access to an adjoining shower room.

Externally, the property enjoys an attractive gated frontage, with a substantial driveway providing ample off-street parking and access to the attached garage, which measures 20'9" x 9'6".

To the rear is a beautifully maintained south facing garden measuring approximately 70'0" x 40'0". Offering an excellent degree of privacy, the garden is predominantly laid with artificial lawn and is bordered by established hedging, mature trees and colourful planting. A generous patio provides the perfect setting for outdoor dining, entertaining and relaxation.

Positioned at the rear of the garden is a substantial detached outbuilding benefiting from both power and lighting. The building comprises a principal room measuring 17'4" x 11'8" and an adjoining workshop measuring 11'8" x 5'11". Currently arranged as additional recreational space, the outbuilding offers tremendous versatility and could lend itself perfectly to use as a home office, gym, studio, games room or guest accommodation, subject to any necessary consents.

Offering approximately 2,652 sq. ft. in total when including the garage and outbuilding, this exceptional family home combines generous accommodation, character features and excellent additional space. An internal viewing is highly recommended to fully appreciate everything this impressive property has to offer.

According to vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be EE

Mobile Coverage: Good connection with no known issues

Sewerage: Mains drainage understood, with no private drainage system advised

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WYKEHAM AVENUE

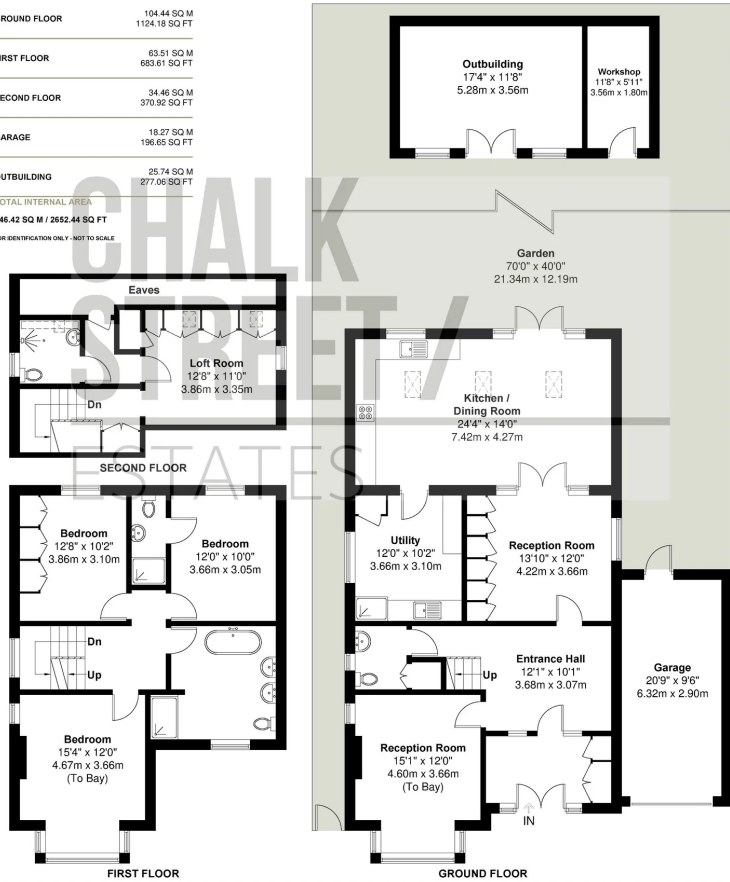


HORNCHURCH, RM11

3 BEDROOM 3 BATHROOM 2 RECEPTION ROOM

GROUND FLOOR	104.44 SQ M 1124.16 SQ FT
FIRST FLOOR	63.51 SQ M 683.61 SQ FT
SECOND FLOOR	34.46 SQ M 370.96 SQ FT
GARAGE	18.27 SQ M 196.65 SQ FT
OUTBUILDING	25.74 SQ M 277.06 SQ FT
TOTAL INTERNAL AREA	246.42 SQ M / 2652.44 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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